

# **Johnson County Building Officials Association**

President: Steve Thompson, PE      Code Official – Shawnee [sthompson@cityofshawnee.org](mailto:sthompson@cityofshawnee.org)  
Vice-President: Jim Jorgensen, PE      CBO – Lenexa [jjorgensen@ci.lenexa.ks.us](mailto:jjorgensen@ci.lenexa.ks.us)  
Secretary: Steve Chick, Sr.      Building Official – De Soto [schick@desotoks.us](mailto:schick@desotoks.us)  
Treasurer: Eirene Oliphant MCP      Codes Administrator – Leawood [eireneo@leawood.org](mailto:eireneo@leawood.org)

**Meeting Date: June 20, 2008 - 12:00 P.M**

*Location: St. Andrews Golf Club – 11099 W. 135 St., Overland Park, KS*

## **MINUTES**

- 1) **Call to order** – in attendance (17) were: Steve Chick, Mike Flickinger, Rolland Grigsby, John Hollis, Jim Jorgenson, Jerry Mallory, Eirene Oliphant, Sean Reid, Bill Sandy, Jim Sherman, Steve Thompson, Herb Warren, Aaron Wingert, Jasper Diederiks, Matt Hissong, J.D. Lorenz, Stan Parsons.
- 2) **Approval of meeting minutes** – May minutes were not completed in time for approval and will be submitted next month.
- 3) **Treasurer's report** – Eirene O. provided the treasurer's report. We had an ending balance of \$7738.09. During the month there have been no deposits and \$230.00 in expenses. Motion by Jim J., second by Herb W. -unanimous approval.
- 4) **Associate announcements** – Matt Hissong advised they had a potential meeting location if the group decided to use any other locations in the future. Steve T. thanked him for the opportunity.
- 5) **Old Business.**
  - a. **Residential Deck Guideline:** Jim J. advised Dave was still collecting data and will bring revisions to a future meeting.
  - b. **JoCoBo Website:** Sean came into meeting room and a discussion followed on the website and posting of documents. Sean indicated that Janie Gordon is a significant part of our JoCoBo website efforts and asked that we recognize her efforts when possible.
  - c. **Truss Committee Report :** Steve T. distributed a handout on Residential Truss Submittal Guidelines. Stan Parsons had a few questions and Steve gave a short history of the truss process we have undertaken. Jerry M. had a question on continuous and non-continuous I-Joists. Steve commented that we still may have issues on I-Joists to be addressed. Matt Hissong and Jasper Diedericks commented that the mfr's. have their own programs for design of I-Joist systems and the individual plans should be designed by the mfr's. software programs.

The programs are designed where they can not load anything that will not work the same as truss programs. Steve T. indicated the builder must still be the responsible party. Steve asked Matt to have our I-Joist document reviewed by the mfr's./distributers. Steve commented that Steel Bar Joist are also a topic for future discussions. Jerry M. commented he felt the contractor must be the responsible party; however, the mfr. & distr. must be held accountable.

Matt Hissong advised, until recently, only Leawood requested Engineering Stamp on I-Joist layouts; now, they were seeing more requests. Steve advised we would look at the I-Joist requirements for seal requirements and also language to use for mfr. software approval, etc. Discussion on how do we integrate the I-Joist plans into the plan approval process and what do we need to require to parallel the ANSI-TPI requirements similar to the trusses.

- d. Electric Utility Meeting: Steve T. advised that possibly no one attended the last meeting. A short discussion followed with no resolution of comments.
- e. Foundation Drainage: Jim J. advised that any information and feedback from the group would still be appreciated; and, not much has been offered. Our members have been charged with the responsibility of assisting in providing information and research to Jim to assist in developing a standard on this issue. ([jjorgensen@lenexa.ks.us](mailto:jjorgensen@lenexa.ks.us) )
- f. Residential Deck Guidelines: Jim J. advised Dave was working on our suggested topics and issues including the proper attachment to a concrete wall. Sean commented we should remove the reference to "Trex" and use "composite or PVC" decking products instead.

## 7) **New Business**:

- a. Jim Sherman reported on Gardner's current Backfill Inspection Process. The emphasis was on aggregate cover. They were also pushing for bigger aggregate as they were currently finding a lot of fines being used. Short discussion followed and Jim advised they were using the shelf of the footing being level rather than the base of the footing. He also advised that any perforated pipe or sock style perforated pipe was acceptable.
- b. 2008 Project Discussion: Steve T. initiated a discussion on possible projects for group consideration. Sean R. mentioned the topic of Steel Bar Joists possibly being considered similar to our Truss and I-Joist guidelines. He recommended Steve T. be the chairman; however, he declined. Herb W. commented "lets complete some of what we have started before we go ahead with anything further".

Steve T. suggested a best practices manual – and how do we get contractors to get required inspections? Eirene O. commented their solution was to file a complaint

with Contractor Licensing. Steve T. also brought up the problem of closing TCO's. Numerous examples were given by the group of how to handle this issue. Steve commented he would like to see more discussion on this topic. He also suggested we might have a standard letter resource available for the members' reference.

8) **Date and Location of Next Meeting**: July 18th @ 12 P.M. - St. Andrews Golf Club.

9) **Adjournment**

**Goals for 2008**

- a. Work on common interpretation of electrical services and utility/jurisdictional enforcement.
- b. Revisions to previously endorsed documents for code changes.
- c. Homeowner Maintenance document or brochure.
- d. Special Inspection consistency and documentation.
- e. Establish a common residential building plan information standard (one piece at a time).
- f. Enhance and develop the JOCOBO website. Send info. that you may want stored at the website to Sean Reid ([sean.reid@jocogov.org](mailto:sean.reid@jocogov.org)).
- g. Review policies on thermal expansion requirements in residential installations and water heater permit requirements, following our 2/15/08 meeting.

Submitted by:

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Steve Chick, Sr.  
City of De Soto Building Official